

**TOWN OF ROCKY HILL  
PUBLIC BUILDINGS COMMISSION  
MEETING OF JANUARY 12, 2015**

Present: Chairman Bryan Addy, Vice Chairman Todd Marchand, Commissioner Tom Beaudoin, Commissioner Chris Ford and Commissioner Sal Ganci. Also present were: Jim Sollmi (Director of Community Development Services), John Mehr (Finance Director), Guy Scaife (Town Manager) (Entered at 5:35 p.m.), Mike Sorano (Friar Associates), Adam Palmer (Friar Associates), Tyson Burk (O & G Industries, Inc.), Mike Mancini (Director of Facilities for Bd of Ed) and Mike Walsh (Consulting Engineering Services, Inc.).

Absent: Commissioner Jay Kelly and Commissioner Peter Parrotta.

**1. CALL TO ORDER**

Chairman Addy called the January 12, 2015 meeting of the Public Buildings Commission to order at 5:30 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

**a. Approve Minutes of December 8, 2014**

**Vice Chairman Marchand made a motion to approve the Minutes of the December 8, 2014 meeting of the Public Buildings Commission. The motion was seconded by Commissioner Ford and adopted unanimously by those present.**

**2. OLD BUSINESS**

**a. RHHS Project Update**

Tyson Burk said in Area D, underground piping is currently being done, as well as the installation of the structural steel which started on Monday. Block work is ongoing in the storage facility. In December, they started running the electrical infrastructure from the mechanical room into the auditorium, where the two new electrical rooms will be. Portions of the library have been taken over for the chases that will need to be built to get the HVAC from the roof into the school. Demolition is ongoing as it is needed.

Chairman Addy asked Tyson Burk if monthly schedules are required to be given on the project or he asked him if this is something that is gone over at the Thursday meetings that would be done outside of this Commission. Tyson Burk said a schedule update is provided in the monthly report and one was just issued today. Chairman Addy asked Tyson Burk if it would be possible for this to be e-mailed to him in the future and he will e-mail it to the Commissioners so that they can see how things are progressing overall. The Commissioners can take a look at this before

their meetings. Tyson Burk didn't have an issue with this. Chairman Addy asked Mike Mancini if he is staying on top of the schedule and whose responsibility it is to oversee this. Mike Mancini said O & G Industries, Inc. is obviously on this but he and Tyson Burk communicate with each other. Tyson Burk asked if there were specific questions about the schedule. Chairman Addy said no. He is sure they are working on this. The weather hasn't been too cooperative because they are hitting some winter conditions now. He thinks they are slightly behind but he knows they are coming up with a game plan in order to figure out how that time can be made up so that they can still meet the completion date for Phase I. Commissioner Ganci asked Tyson Burk if they are still confident that the August date will be met because he thinks that is the most important part right now. Tyson Burk said yes. They have to hit that date because they don't have a choice.

**b. West Hill Sprinkler Project – Discussion and Possible Action**

Tyson Burk said everything is with G. Donovan Associates right now and he doesn't have anything back yet that he can bring to this Commission. Commissioner Beaudoin asked if additional work is going on with that. Tyson Burk said no. This is the cleaning up of the Change Orders from the summer project.

At this point, Mike Sorano said he wanted to give an informational update on the RHHS project. An ASI (Architectural Supplemental Instruction) was sent out last week based on a request from the Bd of Ed Curriculum Committee and the Bd of Ed Facilities Committee that is contemplating the modification to the curriculum at that school. This will be for the modifying of some classes that will be or won't be available in the lower level, which will require a design change there. Some of the lower level HVAC coordination will be put on a temporary hold while the new floor plans are modified and approved. He thinks right now that the impacts to the schedule will be minor but they won't know until everything is approved. There will be some changes to the floor plan there that will be curriculum driven. Chairman Addy asked if these will be deduct changes. Mike Sorano said hopefully but it is hard to say. That report will be made when the plans are done and they give them the cost.

Chairman Addy asked Mike Mancini if he had anything to report. Mike Mancini said what was just heard from Tyson Burk and Mike Sorano would bring them up-to-date.

Chairman Addy said everything is pretty much at a standstill with the sprinklers for West Hill School. They are waiting for the contractor and revised Change Orders so that they get that squared away, as well as closed out.

**3. NEW BUSINESS**

**a. Update by CES**

Mike Walsh said CES is the Commissioning Agent on the RHHS project. Their field visits will be increasing with job meetings and site observations now that this project is getting rolling. They have been working on submittal reviews lately and a lot of what they do is documentation based. They have been pulling all of the documents together, which they are almost done with,

that are job specific for the actual equipment that was ordered. This changes a little bit from design to construction. Submittals continue coming in and they do a peer review. Comments are offered to Mike Sorano and the Design Team while they are doing their review.

**b. Change Order Update**

Chairman Addy asked Tyson Burk if this Commission should also be seeing a Change Order log. Tyson Burk said this is all part of the monthly report. A Change Order log of approved Change Orders was also handed out at the Change Order Subcommittee meeting. Jim Sollmi told Chairman Addy that he had just forwarded that to him so that he could distribute it.

Chairman Addy said there was a Change Order in this Commission's packets for the asbestos abatement and asked if this is just for informational purposes, as well as if it had been approved already. Jim Sollmi said this had been approved at the Subcommittee's last meeting on January 8, 2015 so this is just informational.

Chairman Addy referred to unit prices. He asked if they, as the owner, have the authority to authorize contractors on a T & M basis versus a unit price or square foot basis. Mike Sorano said yes. Chairman Addy then asked if this work has already been done. Tyson Burk said no. Chairman Addy asked Mike Sorano what his opinion is about going to T & M, not to exceed this dollar value. Chairman Addy knows that with something like this with large quantities and unit pricing that this can tend to get a little inflated. Mike Sorano said this one is good and they wouldn't get anything by doing T & M. Tyson Burk said unit pricing is established at the beginning of the job so that they don't have to pick when they want to use the unit price or direct someone on T & M. Sometimes this is beneficial to the contractor and sometimes it isn't depending on the situation. He will look into the contract but he said the right thing to do is abide by the unit prices because they have them established. Commissioner Beaudoin said his only concern with this is in the event of them hitting the amount that is not to be exceeded but the work isn't complete. He questioned what they would do then and he said he wouldn't take a Change Order that way. They are going to either do this on T & M or for a certain price but he said personally as a contractor that he isn't going to do this with an amount not to exceed. Chairman Addy said this scope of work is fairly straightforward and the area is large. He referred to when the first change had been done over by the auditorium and they ran into the situation in the insulation in the mastic there. They had been given a price around a few thousand dollars to have that job done but it cost \$9,800 because of unit pricing. Chairman Addy asked Mike Mancini what he thought. Mike Mancini said they have to be careful when they start picking and choosing because other people on the other side will know that. They won't benefit from this in the long run. Commissioner Ford said another thing they might want to think about is that it might be a little more difficult if they are balancing two different methods of Change Orders as opposed to having something that is a little more straightforward with regards to audit time, etc. and then trying to get their reimbursement from the State down the road. Commissioner Ganci said as a contractor that he agrees with Commissioner Beaudoin about this being an either/or situation but they have to have a little faith in Tyson Burk at some point. Commissioner Ganci thinks they have to let Tyson Burk make the call to some degree until they get into the larger Change Orders as to if it makes more sense to go to T & M if the contractor is willing to. Commissioner Ganci said Tyson Burk will also have to figure the impact on the

schedule when he is making that choice as well. Contractors might purposely “dog this” also to drive the price up. Chairman Addy guessed it was his fault for not making Thursday’s meeting. Jim Sollmi said they have the unit prices. This is a reasonable amount for the work that has to be done and they are recommending this because this is what Tyson Burk gave them.

Commissioner Beaudoin told Chairman Addy that there had been a debate about this Change Order. They took measurements to figure out if this is in line. They thought there were some areas where this was cheap considering the full amount. The Town has entered into a contract already where they have accepted these unit prices going forward. Chairman Addy said the unit prices are with the subcontractors and O & G Industries, Inc. There were no unit prices when the contracts were approved. Tyson Burk said the unit prices are part of the contract. Chairman Addy said it will be interesting to see if this can be tracked.

#### **4. ANY OTHER BUSINESS**

Mike Mancini said some contaminated material was hit at the front of RHHS at the end of the excavation. They are going through the process now of getting a plan in order to determine the limits of the contamination. They will then get the prices for the boring and the disposal of this.

Finance Director Mehr said sprinklers and an elevator are planning on being put in at Stevens School this summer. The Government Operations Committee will be having a special meeting to approve the charge and this project will be overseen by this Commission. This will be needed so that Mike Sorano and Friar Associates can go to the State in the very near future to have the necessary paperwork, etc. processed so that they will qualify for State reimbursement. Finance Director Mehr said the target date for going out to bid for this will be in the spring probably. The start date will be July 1, 2015 or whenever school gets out. Chairman Addy asked if a CM hasn’t been selected yet and Mike Mancini said no.

#### **5. CORRESPONDENCE, COMMUNICATIONS**

There was none.

#### **6. BILL PAYMENT RECOMMENDATIONS**

##### **a. Friar Associates**

**Commissioner Beaudoin made a motion to approve Friar Associates’ Invoice #2012-044A25 in the amount of \$27,750. The motion was seconded by Vice Chairman Marchand and adopted unanimously by those present.**

##### **b. O & G Industries, Inc.**

Finance Director Mehr told this Commission that they have the Cliff’s Notes’ version of the payment application. The total number of pages for this is one hundred and four pages and a copy of this will be maintained in the Finance Department. Tyson Burk had provided him with an electronic version of all of those pages and he could forward this to any of the Commissioners if they are interested.

Commissioner Ford referred to the CM reimbursables on this payment application and said this is still at \$55,702. He thought they had mentioned about trying to have this adjusted out to the thirty-eight or thirty-nine month schedule. Tyson Burk said he looked at the contract, which is written on a basis of thirty-six months. They had billed one month early so they will stop billing after thirty-six months. They will look back at the contract terms for reimbursement for anything over and above that. Commissioner Ford said it sounds to him like they are open to the possibility of hitting thirty-six months and then there would be a conversation about the Town owing more money but this isn't the way he understood the agreement that Lorel Purcell (O & G Industries, Inc.) had mentioned. Chairman Addy said it will be \$55,000 per month once they go beyond the schedule that had been submitted with the GMP. Once the fee and the CM reimbursable line item is used up then this can't be billed against until after whatever date is being shown on the GMP schedule. Commissioner Ford confirmed that this will be the thirty-eight or thirty-nine month date. Chairman Addy said correct and there will be a couple of months where those line items won't be billed. Commissioner Ganci asked if it is correct that they won't come back looking for it to be reimbursed for those two or three months. Chairman Addy said Lorel Purcell had established that. Tyson Burk said the way he is reading this is that this is based off of September 15, 2014 to October 15, 2017. Commissioner Ganci said they are being billed for thirty-six months but they will be there for thirty-eight or thirty-nine months. Tyson Burk said thirty-eight months. Commissioner Beaudoin asked for a Point of Clarification. He confirmed that the Town will be open to a cost of a minimum of \$55,000 per month for CM reimbursement if the job is still ongoing beyond that. Tyson Burk said the CM reimbursement is based off of what they have on site now. They would look at who is on site, etc. if this is downsized significantly but it would be \$55,000 if there is the same exact setup and the same exact Staff that there is now. Commissioner Beaudoin said part of his concern is having this ongoing and not meeting the date so the Town is exposed to ancillary costs for this. Chairman Addy only sees this happening if they can be shown that changes have impacted the schedule. He asked if they have signed any Change Orders that have additional calendar days on them. Tyson Burk said no. Chairman Addy said they really won't be able to see this until they get to the very last phase because they have so many more multiple phases where time can be made up. Commissioner Beaudoin understands this but he wants to be on record as having said this. Tyson Burk said phases have to be turned over at a certain time in order for them to make their schedule dates. They will see escalation in Phase I for them to get back on schedule but they won't do this until it is worth their while. Chairman Addy said they have allowances. Commissioner Beaudoin asked if they are talking about the cost for escalation from the subcontractors and Tyson Burk said correct. Commissioner Beaudoin said labor isn't being expended in the interim when the work isn't taking place and asked if this is being taken into account. He said going forward, there is going to be some type of escalation in cost that they may be faced with from subcontractors. Tyson Burk said correct. Commissioner Ganci asked if they are talking about overtime and Tyson Burk said yes. Chairman Addy said they have allowances for overtime for subcontractors, etc. Commissioner Ganci said this is built into some of the contracts so they will have to see how much this is worth by itself. They will see this on the Change Orders. Tyson Burk said for them to get back on track and turn the school over that they will be spending money they have set aside for that. Commissioner Ganci said this is provided that this isn't an impact because of the contractor himself and Tyson Burk said correct.

**Commissioner Ganci made a motion to approve O & G Industries, Inc.'s Payment Application No.4 in the amount of \$1,845,337.58. The motion was seconded by Commissioner Beaudoin and adopted unanimously by those present.**

**c. Consulting Engineering Services (CES)**

**Commissioner Beaudoin made a motion to approve Consulting Engineering Services, Inc.'s Invoice #0000019 in the amount of \$975. The motion was seconded by Commissioner Ganci and adopted unanimously by those present.**

**d. EnviroMed Services**

**Commissioner Beaudoin made a motion to approve EnviroMed Services, Inc's Invoice #14724 in the amount of \$9,920. The motion was seconded by Vice Chairman Marchand and adopted unanimously by those present.**

Before this motion was voted on, Chairman Addy told Mike Mancini that he assumed that this has all been confirmed and that this goes through him. Mike Mancini said they have Tyson Burk or Dave Lemelin (O & G Industries, Inc.) look at these invoices.

At this point, the motion was voted on.

**7. ADJOURN**

**Vice Chairman Marchand made a motion to adjourn the meeting at 6:01 p.m. The motion was seconded by Commissioner Ford and adopted unanimously by those present.**

Respectfully submitted,

Jo-Anne Booth  
Recording Secretary